

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

June 2, 2006

SUBJECT:

A report on actions to take with regard to a zone change request by Northpointe Land Company for the development of the Colerain Connector Sector D & E properties.

PURPOSE:

To gather feedback on what direction staff should take regarding the rezoning of the City-owned property that is in the process of being developed for new single-family housing.

BACKGROUND:

Pursuant to the preferred developer agreement with Northpointe Land Company as authorized by the adoption of Ordinance 353-2005 on September 21, 2005, and consistent with recommendations from the Colerain Connector Land Reuse Plan which was approved by City Council on November 29, 2000, staff is requesting a zone change study for the properties identified as Sectors D and E (*see attached map Exhibit A*). The preliminary recommendation for the entire site is SF-2, which currently constitutes the largest zoning designation in the study area. The rezoning will provide the preferred developer with adequate flexibility in determining lot sizes and the layout for the development. The property is currently vacant and abuts single-family and semi-public uses.

RECOMMENDATIONS:

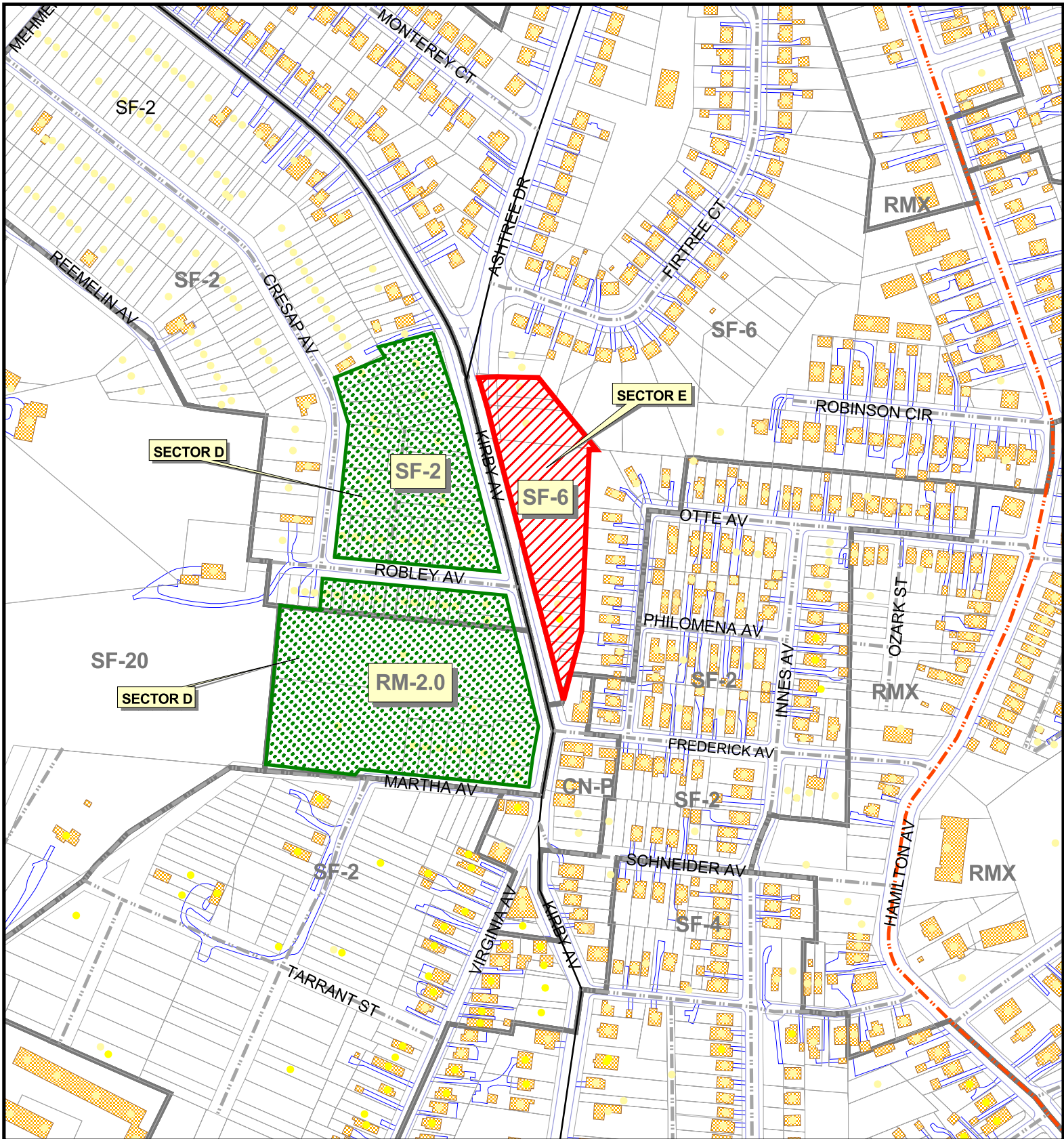
The staff of the Department of Community Development and Planning recommends that the City Planning Commission direct staff to initiate a zone change study for the City-owned Colerain Connector Sector D & E property located in the Community of Northside.

Respectfully submitted,

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Department of Community Development & Planning

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Senior City Planner

MAW:RDR:hs



VICINITY MAP

CASE: Colerain Connector D & E



Sector D Site area



Sector E Site area

Neighborhood: Northside
Department of Community Development and Planning

City Planning Commission

Department of Community
Development and Planning
805 Central Avenue, Suite 700
Centennial Plaza II
Cincinnati, Ohio 45202



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